080.A	0002	0341.2	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	457,700	/	457,700
USE VALUE:	457,700	/	457,700
ASSESSED:	457,700	/	457,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
341		SUMMER ST, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1:	DECICCO RAFAEL B & ADRIANA
Owner 2:	
Owner 3:	
Street 1:	341 SUMMER ST UNIT 2
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ZECCHINO DEBORAH A -
Owner 2:	-
Street 1:	341 SUMMER ST UNIT 2
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1928, having primarily Asbestos Exterior and 1040 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	454,000	3,700		457,700
Total Card	0.000	454,000	3,700		457,700
Total Parcel	0.000	454,000	3,700		457,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 440.10 | /Parcel: 440.1

Legal Description	User Acct
	311486
	GIS Ref
	GIS Ref
	Insp Date
	11/18/18

Entered Lot Size	
Total Land:	
Land Unit Type:	

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 080.A-0002-0341.2

!15742!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	447,500	3700	.		451,200	451,200	Year End Roll	12/18/2019
2019	102	FV	454,300	3700	.		458,000	458,000	Year End Roll	1/3/2019
2018	102	FV	403,200	3700	.		406,900	406,900	Year End Roll	12/20/2017
2017	102	FV	368,600	3700	.		372,300	372,300	Year End Roll	1/3/2017
2016	102	FV	318,400	3700	.		322,100	322,100	Year End	1/4/2016
2015	102	FV	295,000	3700	.		298,700	298,700	Year End Roll	12/11/2014
2014	102	FV	282,000	3700	.		285,700	285,700	Year End Roll	12/16/2013
2013	102	FV	282,000	3700	.		285,700	285,700		12/13/2012

PRINT	
Date	Time
12/11/20	05:25:37

LAST REV	
Date	Time
04/29/20	13:48:11
jorourke	
15742	

USER DEFINED

Prior Id # 1:	49593
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZECCHINO DEBORA	73986-270	2	1/14/2020		505,000	No	No		
GRIFFIN TIMOTHY	58256-109		1/9/2012		306,250	No	No		
COPITHORNE PRO	52925-182		6/4/2009		320,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/23/2011	1892	Porch	1,000	C				porch repair

ACTIVITY INFORMATION

Date	Result	By	Name
4/29/2020	SQ Returned	JO	Jenny O
4/17/2020	SQ Mailed	MM	Mary M
11/18/2018	Measured	DGM	D Mann
4/9/2012	MLS	EMK	Ellen K
4/28/2010	NEW CONDO	BR	B Rossignol
5/17/2009	MLS	MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8123																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc:	CND	Total:		Spl Credit		Total:	

EXTERIOR INFORMATION

Type:	99 - Condo Conv
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	5 - Asbestos
Sec Wall:	%
Roof Struct:	2 - Hip
Roof Cover:	1 - Asphalt Shgl
Color:	BEIGE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	50.490000000
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	0.94275701
Adj $ / SQ:	375.453
Other Features:	72250
Grade Factor:	1.00
NBHD Inf:	1.10000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	508993
Depreciation:	54971
Depreciated Total:	454022

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5		BRs: 2			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

SKETCH

UnSketched SubAreas:
GLA: 1040,

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	413.00
Special Features:	0	Val/Su Net:	436.54
Final Total:	454000	Val/Su SzAd	436.54

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,040	375.450	390,471

Net Sketched Area:	1,040			Total:	390,471
Size Ad	1040	Gross Are	1040	FinArea	1040

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 080.A-0002-0341.2

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X10	A	AV	1928	28.16	T	40	102			3,200			3,200
19	Patio	D	Y	1	10X10	A	AV	1990	6.00	T	23.2	102			500			500

More:	N	Total Yard Items:	3,700	Total Special Featues:	Total: 3,700

IMAGE

AssessPro Patriot Properties, Inc